

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Site Plan & Final Plat: Hall Office Park - Phase B2, Block A, Lot 1
Applicant(s): Hall Phoenix Inwood, Ltd., 15% and Hall Financial Group, Ltd.

DESCRIPTION:

A seven-story office building on one lot on 8.4± acres on the east side of Network Boulevard, 550± feet south of Gaylord Parkway. Zoned Planned Development-59. Neighborhood #34.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Engineering Department approval of a flood plain reclamation study.
3. City Council acceptance of Internet Boulevard and Network Boulevard to provide two points of access to the property.

4. City Council approval and filing of the replat of Stonebriar Center - Phase 3, Block A, Lot 1.
5. Filing of the off-site fire lane and access easements prior to City Council acceptance of public improvements for this development.

DM/sg

cc: Larry Levey 972-377-6694
Jeff Miles 973-248-1414
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 11**Site Plan & Final Plat:** Hall Office Park - Phase B2, Block A, Lot 1**Applicant(s):** Hall Phoenix Inwood, Ltd., 15% and Hall Financial Group, Ltd.**DESCRIPTION:**

A seven-story office building on one lot on 8.4± acres on the east side of Network Boulevard, 550± feet south of Gaylord Parkway. Zoned Planned Development-59. Neighborhood #34.

REMARKS:

The site plan shows a seven-story office building consisting of 165,000 square feet and a two-story parking garage. The site plan conforms to the approved preliminary site plan. The site plan shows a proposed reconfiguration of the property line between this property and Stonebriar Center - Phase 3, Block A, Lot 1. The property line is being shifted to provide the minimum side yard for Hall Office Park - Phase B2. Approval of the site plan is contingent upon City Council approval and filing of the replat of Stonebriar Center - Phase 3, Block A, Lot 1. With City Council acceptance of Internet Boulevard and Network Boulevard, two points of access will be provided to the property. An area of flood plain on the southern portion of the site is proposed to be reclaimed to allow the construction of a fire lane, access, and utility easement. The applicant will be submitting a flood plain reclamation study to the Engineering Department. The reclamation is subject to the Engineering Department's review and approval of the study. Parking, landscaping, and required open space are adequate.

The final plat dedicates easements necessary for development of the office buildings. Off-site fire lane and access easements are necessary for development of the site. These easements must be obtained and filed prior to City Council acceptance of public improvements for this development.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

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Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Engineering Department approval of a flood plain reclamation study.
3. City Council acceptance of Internet Boulevard and Network Boulevard to provide two points of access to the property.

4. City Council approval and filing of the replat of Stonebriar Center - Phase 3, Block A, Lot 1.
5. Filing of the off-site fire lane and access easements prior to City Council acceptance of public improvements for this development.